

Winchester City Council



Winchester
City Council

Local Plan Viability Report

Appendix 2 – Residential Typologies: Results

(DSP21766)

July 2024

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2a: 1 House PDL / GF**

Development Scenario	1 House
Typical Site Type	PDL / GF
Site Density (dph)*	35.00
Net Land Area (ha)	0.03
Gross Land Area (ha)	0.03

*based on residential net developable area

0% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	-£233,377	-£220,517	-£214,686
Value Level 2	£4,250	-£194,891	-£182,032	-£176,201
Value Level 3	£4,500	-£156,406	-£143,546	-£137,715
Value Level 4	£4,750	-£117,920	-£105,060	-£99,248
Value Level 5	£5,000	-£79,631	-£66,771	-£60,969
Value Level 6	£5,250	-£41,351	-£28,491	-£22,689
Value Level 7	£5,500	-£2,964	£9,280	£14,722
Value Level 8	£5,750	£33,119	£45,179	£50,620
Value Level 9	£6,000	£69,017	£81,078	£86,519
Value Level 10	£6,500	£140,814	£152,847	£158,236
Value Level 11	£7,000	£212,011	£223,956	£229,345
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	-£7,102,792	-£6,711,401	-£6,533,935
Value Level 2	£4,250	-£5,931,470	-£5,540,090	-£5,362,625
Value Level 3	£4,500	-£4,760,171	-£4,368,779	-£4,191,314
Value Level 4	£4,750	-£3,588,860	-£3,197,469	-£3,020,600
Value Level 5	£5,000	-£2,423,541	-£2,032,150	-£1,855,566
Value Level 6	£5,250	-£1,258,507	-£867,116	-£690,532
Value Level 7	£5,500	-£90,210	£282,447	£448,047
Value Level 8	£5,750	£1,007,967	£1,375,013	£1,540,613
Value Level 9	£6,000	£2,100,532	£2,467,578	£2,633,178
Value Level 10	£6,500	£4,285,646	£4,651,874	£4,815,881
Value Level 11	£7,000	£6,452,515	£6,816,040	£6,980,051

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£1,000,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	
£4,000,000	Upper PDL/residential land values

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2b: 5 Houses PDL / GF**

Development Scenario	5 Houses
Typical Site Type	PDL / GF
Site Density (dph)*	35.00
Net Land Area (ha)	0.14
Gross Land Area (ha)	0.16

*based on residential net developable area

0% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£117,327	£146,904	£173,879
Value Level 2	£4,250	£205,308	£234,601	£261,223
Value Level 3	£4,500	£291,773	£320,247	£346,439
Value Level 4	£4,750	£376,989	£405,463	£431,654
Value Level 5	£5,000	£462,204	£490,678	£516,869
Value Level 6	£5,250	£547,419	£575,893	£602,084
Value Level 7	£5,500	£632,873	£661,347	£687,538
Value Level 8	£5,750	£718,088	£746,562	£772,754
Value Level 9	£6,000	£803,304	£831,778	£857,969
Value Level 10	£6,500	£973,734	£1,002,208	£1,028,399
Value Level 11	£7,000	£1,144,165	£1,172,639	£1,198,830
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£714,164	£894,200	£1,058,392
Value Level 2	£4,250	£1,249,700	£1,428,009	£1,590,055
Value Level 3	£4,500	£1,776,011	£1,949,333	£2,108,756
Value Level 4	£4,750	£2,294,713	£2,468,034	£2,627,458
Value Level 5	£5,000	£2,813,415	£2,986,736	£3,146,159
Value Level 6	£5,250	£3,332,116	£3,505,437	£3,664,861
Value Level 7	£5,500	£3,852,271	£4,025,592	£4,185,016
Value Level 8	£5,750	£4,370,972	£4,544,293	£4,703,717
Value Level 9	£6,000	£4,889,674	£5,062,995	£5,222,419
Value Level 10	£6,500	£5,927,077	£6,100,398	£6,259,822
Value Level 11	£7,000	£6,964,480	£7,137,801	£7,297,225

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£250,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £250,000 to £500,000/ha)
Viable indications (GF only) / Potential viability scenario on lower value PDL	Viability Test 3 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 4 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 6 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 7 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement - reflecting larger scale development
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development
£1,000,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2c: 10 Houses Greenfield

Development Scenario	10 Houses
Typical Site Type	Greenfield
Site Density (dph)*	35.00
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£124,832	£171,943	£224,933
Value Level 2	£4,250	£273,259	£318,818	£370,325
Value Level 3	£4,500	£417,950	£463,509	£515,016
Value Level 4	£4,750	£562,641	£608,200	£659,707
Value Level 5	£5,000	£707,332	£752,889	£804,398
Value Level 6	£5,250	£852,023	£897,582	£949,089
Value Level 7	£5,500	£997,119	£1,042,678	£1,094,185
Value Level 8	£5,750	£1,141,810	£1,187,369	£1,238,876
Value Level 9	£6,000	£1,286,501	£1,332,060	£1,383,567
Value Level 10	£6,500	£1,575,883	£1,621,442	£1,672,949
Value Level 11	£7,000	£1,865,265	£1,910,824	£1,962,331
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£379,924	£523,306	£684,577
Value Level 2	£4,250	£831,658	£970,315	£1,127,075
Value Level 3	£4,500	£1,272,022	£1,410,679	£1,567,439
Value Level 4	£4,750	£1,712,386	£1,851,043	£2,007,803
Value Level 5	£5,000	£2,152,748	£2,291,402	£2,448,167
Value Level 6	£5,250	£2,593,113	£2,731,770	£2,888,530
Value Level 7	£5,500	£3,034,711	£3,173,368	£3,330,128
Value Level 8	£5,750	£3,475,074	£3,613,731	£3,770,491
Value Level 9	£6,000	£3,915,438	£4,054,095	£4,210,855
Value Level 10	£6,500	£4,796,166	£4,934,823	£5,091,583
Value Level 11	£7,000	£5,676,893	£5,815,550	£5,972,310

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£75,629	£117,037	£170,343
Value Level 2	£4,250	£207,892	£248,903	£300,441
Value Level 3	£4,500	£336,940	£376,804	£428,311
Value Level 4	£4,750	£464,810	£504,674	£556,180
Value Level 5	£5,000	£592,679	£632,543	£684,050
Value Level 6	£5,250	£720,549	£760,413	£811,920
Value Level 7	£5,500	£848,778	£888,641	£940,148
Value Level 8	£5,750	£976,647	£1,016,511	£1,068,018
Value Level 9	£6,000	£1,104,517	£1,144,381	£1,195,888
Value Level 10	£6,500	£1,360,257	£1,400,121	£1,451,628
Value Level 11	£7,000	£1,615,996	£1,655,860	£1,707,367
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£230,175	£356,201	£518,434
Value Level 2	£4,250	£632,715	£757,531	£914,385
Value Level 3	£4,500	£1,025,469	£1,146,794	£1,303,554
Value Level 4	£4,750	£1,414,638	£1,535,963	£1,692,723
Value Level 5	£5,000	£1,803,807	£1,925,132	£2,081,892
Value Level 6	£5,250	£2,192,976	£2,314,301	£2,471,061
Value Level 7	£5,500	£2,583,236	£2,704,561	£2,861,320
Value Level 8	£5,750	£2,972,405	£3,093,729	£3,250,490
Value Level 9	£6,000	£3,361,574	£3,482,899	£3,639,659
Value Level 10	£6,500	£4,139,912	£4,261,237	£4,417,997
Value Level 11	£7,000	£4,918,250	£5,039,575	£5,196,335

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£75,629	£117,037	£170,343
Value Level 2	£4,250	£207,892	£248,903	£300,441
Value Level 3	£4,500	£336,940	£376,804	£428,311
Value Level 4	£4,750	£464,810	£504,674	£556,180
Value Level 5	£5,000	£592,679	£632,543	£684,050
Value Level 6	£5,250	£720,549	£760,413	£811,920
Value Level 7	£5,500	£848,778	£888,641	£940,148
Value Level 8	£5,750	£976,647	£1,016,511	£1,068,018
Value Level 9	£6,000	£1,104,517	£1,144,381	£1,195,888
Value Level 10	£6,500	£1,360,257	£1,400,121	£1,451,628
Value Level 11	£7,000	£1,615,996	£1,655,860	£1,707,367
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£230,175	£356,201	£518,434
Value Level 2	£4,250	£632,715	£757,531	£914,385
Value Level 3	£4,500	£1,025,469	£1,146,794	£1,303,554
Value Level 4	£4,750	£1,414,638	£1,535,963	£1,692,723
Value Level 5	£5,000	£1,803,807	£1,925,132	£2,081,892
Value Level 6	£5,250	£2,192,976	£2,314,301	£2,471,061
Value Level 7	£5,500	£2,583,236	£2,704,561	£2,861,320
Value Level 8	£5,750	£2,972,405	£3,093,729	£3,250,490
Value Level 9	£6,000	£3,361,574	£3,482,899	£3,639,659
Value Level 10	£6,500	£4,139,912	£4,261,237	£4,417,997
Value Level 11	£7,000	£4,918,250	£5,039,575	£5,196,335

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£26,426	£61,919	£115,421
Value Level 2	£4,250	£141,777	£177,008	£229,997
Value Level 3	£4,500	£255,931	£290,099	£341,605
Value Level 4	£4,750	£366,978	£401,147	£452,654
Value Level 5	£5,000	£478,027	£512,196	£563,703
Value Level 6	£5,250	£589,076	£623,245	£674,752
Value Level 7	£5,500	£700,436	£734,605	£786,111
Value Level 8	£5,750	£811,485	£845,653	£897,160
Value Level 9	£6,000	£922,533	£956,702	£1,008,209
Value Level 10	£6,500	£1,144,631	£1,178,800	£1,230,306
Value Level 11	£7,000	£1,366,728	£1,400,897	£1,452,404
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£80,427	£188,448	£351,281
Value Level 2	£4,250	£431,495	£538,720	£699,991
Value Level 3	£4,500	£778,919	£882,909	£1,039,669
Value Level 4	£4,750	£1,116,890	£1,220,883	£1,377,643
Value Level 5	£5,000	£1,454,865	£1,558,857	£1,715,618
Value Level 6	£5,250	£1,792,839	£1,896,832	£2,053,592
Value Level 7	£5,500	£2,131,760	£2,235,753	£2,392,513
Value Level 8	£5,750	£2,469,737	£2,573,728	£2,730,488
Value Level 9	£6,000	£2,807,709	£2,911,702	£3,068,462
Value Level 10	£6,500	£3,483,658	£3,587,651	£3,744,411
Value Level 11	£7,000	£4,159,607	£4,263,600	£4,420,360

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£26,426	£61,919	£115,421
Value Level 2	£4,250	£141,777	£177,008	£229,997
Value Level 3	£4,500	£255,931	£290,099	£341,605
Value Level 4	£4,750	£366,978	£401,147	£452,654
Value Level 5	£5,000	£478,027	£512,196	£563,703
Value Level 6	£5,250	£589,076	£623,245	£674,752
Value Level 7	£5,500	£700,436	£734,605	£786,111
Value Level 8	£5,750	£811,485	£845,653	£897,160
Value Level 9	£6,000	£922,533	£956,702	£1,008,209
Value Level 10	£6,500	£1,144,631	£1,178,800	£1,230,306
Value Level 11	£7,000	£1,366,728	£1,400,897	£1,452,404
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£80,427	£188,448	£351,281
Value Level 2	£4,250	£431,495	£538,720	£699,991
Value Level 3	£4,500	£778,919	£882,909	£1,039,669
Value Level 4	£4,750	£1,116,890	£1,220,883	£1,377,643
Value Level 5	£5,000	£1,454,865	£1,558,857	£1,715,618
Value Level 6	£5,250	£1,792,839	£1,896,832	£2,053,592
Value Level 7	£5,500	£2,131,760	£2,235,753	£2,392,513
Value Level 8	£5,750	£2,469,737	£2,573,728	£2,730,488
Value Level 9	£6,000	£2,807,709	£2,911,702	£3,068,462
Value Level 10	£6,500	£3,483,658	£3,587,651	£3,744,411
Value Level 11	£7,000	£4,159,607	£4,263,600	£4,420,360

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Marginal viability (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2d: 10 Houses PDL**

Development Scenario	10 Houses
Typical Site Type	PDL
Site Density (dph)*	35.00
Net Land Area (ha)	0.29
Gross Land Area (ha)	0.33

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£155,018	£201,888	£254,741
Value Level 2	£4,250	£302,366	£347,925	£399,432
Value Level 3	£4,500	£447,057	£492,616	£544,123
Value Level 4	£4,750	£591,748	£637,307	£688,813
Value Level 5	£5,000	£736,438	£781,998	£833,504
Value Level 6	£5,250	£881,130	£926,688	£978,195
Value Level 7	£5,500	£1,026,226	£1,071,785	£1,123,292
Value Level 8	£5,750	£1,170,917	£1,216,476	£1,267,983
Value Level 9	£6,000	£1,315,608	£1,361,167	£1,412,674
Value Level 10	£6,500	£1,604,990	£1,650,549	£1,702,055
Value Level 11	£7,000	£1,894,372	£1,939,930	£1,991,437
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£471,794	£614,441	£775,297
Value Level 2	£4,250	£920,244	£1,058,901	£1,215,661
Value Level 3	£4,500	£1,360,608	£1,499,265	£1,656,025
Value Level 4	£4,750	£1,800,972	£1,939,629	£2,096,387
Value Level 5	£5,000	£2,241,332	£2,379,992	£2,536,753
Value Level 6	£5,250	£2,681,699	£2,820,356	£2,977,116
Value Level 7	£5,500	£3,123,297	£3,261,954	£3,418,714
Value Level 8	£5,750	£3,563,660	£3,702,317	£3,859,078
Value Level 9	£6,000	£4,004,024	£4,142,681	£4,299,441
Value Level 10	£6,500	£4,884,752	£5,023,409	£5,180,169
Value Level 11	£7,000	£5,765,479	£5,904,136	£6,060,896

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£105,543	£146,951	£199,969
Value Level 2	£4,250	£237,519	£277,732	£329,239
Value Level 3	£4,500	£365,738	£405,602	£457,109
Value Level 4	£4,750	£493,608	£533,471	£584,978
Value Level 5	£5,000	£621,477	£661,341	£712,848
Value Level 6	£5,250	£749,347	£789,211	£840,718
Value Level 7	£5,500	£877,576	£917,439	£968,946
Value Level 8	£5,750	£1,005,445	£1,045,309	£1,096,816
Value Level 9	£6,000	£1,133,315	£1,173,179	£1,224,686
Value Level 10	£6,500	£1,389,055	£1,428,919	£1,480,426
Value Level 11	£7,000	£1,644,794	£1,684,658	£1,736,165
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£321,217	£447,242	£608,602
Value Level 2	£4,250	£722,883	£845,271	£1,002,031
Value Level 3	£4,500	£1,113,115	£1,234,440	£1,391,200
Value Level 4	£4,750	£1,502,284	£1,623,609	£1,780,369
Value Level 5	£5,000	£1,891,453	£2,012,778	£2,169,538
Value Level 6	£5,250	£2,280,622	£2,401,947	£2,558,707
Value Level 7	£5,500	£2,670,882	£2,792,206	£2,948,966
Value Level 8	£5,750	£3,060,051	£3,181,375	£3,338,136
Value Level 9	£6,000	£3,449,220	£3,570,545	£3,727,305
Value Level 10	£6,500	£4,227,558	£4,348,883	£4,505,643
Value Level 11	£7,000	£5,005,896	£5,127,221	£5,283,981

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£105,543	£146,951	£199,969
Value Level 2	£4,250	£237,519	£277,732	£329,239
Value Level 3	£4,500	£365,738	£405,602	£457,109
Value Level 4	£4,750	£493,608	£533,471	£584,978
Value Level 5	£5,000	£621,477	£661,341	£712,848
Value Level 6	£5,250	£749,347	£789,211	£840,718
Value Level 7	£5,500	£877,576	£917,439	£968,946
Value Level 8	£5,750	£1,005,445	£1,045,309	£1,096,816
Value Level 9	£6,000	£1,133,315	£1,173,179	£1,224,686
Value Level 10	£6,500	£1,389,055	£1,428,919	£1,480,426
Value Level 11	£7,000	£1,644,794	£1,684,658	£1,736,165
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£321,217	£447,242	£608,602
Value Level 2	£4,250	£722,883	£845,271	£1,002,031
Value Level 3	£4,500	£1,113,115	£1,234,440	£1,391,200
Value Level 4	£4,750	£1,502,284	£1,623,609	£1,780,369
Value Level 5	£5,000	£1,891,453	£2,012,778	£2,169,538
Value Level 6	£5,250	£2,280,622	£2,401,947	£2,558,707
Value Level 7	£5,500	£2,670,882	£2,792,206	£2,948,966
Value Level 8	£5,750	£3,060,051	£3,181,375	£3,338,136
Value Level 9	£6,000	£3,449,220	£3,570,545	£3,727,305
Value Level 10	£6,500	£4,227,558	£4,348,883	£4,505,643
Value Level 11	£7,000	£5,005,896	£5,127,221	£5,283,981

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£56,019	£91,512	£145,014
Value Level 2	£4,250	£171,165	£206,317	£259,046
Value Level 3	£4,500	£284,419	£318,588	£370,095
Value Level 4	£4,750	£395,467	£429,636	£481,143
Value Level 5	£5,000	£506,516	£540,685	£592,192
Value Level 6	£5,250	£617,565	£651,734	£703,241
Value Level 7	£5,500	£728,925	£763,094	£814,601
Value Level 8	£5,750	£839,973	£874,142	£925,649
Value Level 9	£6,000	£951,022	£985,191	£1,036,698
Value Level 10	£6,500	£1,173,120	£1,207,289	£1,258,796
Value Level 11	£7,000	£1,395,217	£1,429,386	£1,480,893
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£170,492	£278,513	£441,347
Value Level 2	£4,250	£520,936	£627,921	£788,400
Value Level 3	£4,500	£865,622	£969,615	£1,126,375
Value Level 4	£4,750	£1,203,596	£1,307,589	£1,464,349
Value Level 5	£5,000	£1,541,571	£1,645,563	£1,802,324
Value Level 6	£5,250	£1,879,545	£1,983,538	£2,140,298
Value Level 7	£5,500	£2,218,466	£2,322,459	£2,479,219
Value Level 8	£5,750	£2,556,441	£2,660,434	£2,817,194
Value Level 9	£6,000	£2,894,415	£2,998,408	£3,155,168
Value Level 10	£6,500	£3,570,364	£3,674,357	£3,831,117
Value Level 11	£7,000	£4,246,313	£4,350,306	£4,507,066

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£56,019	£91,512	£145,014
Value Level 2	£4,250	£171,165	£206,317	£259,046
Value Level 3	£4,500	£284,419	£318,588	£370,095
Value Level 4	£4,750	£395,467	£429,636	£481,143
Value Level 5	£5,000	£506,516	£540,685	£592,192
Value Level 6	£5,250	£617,565	£651,734	£703,241
Value Level 7	£5,500	£728,925	£763,094	£814,601
Value Level 8	£5,750	£839,973	£874,142	£925,649
Value Level 9	£6,000	£951,022	£985,191	£1,036,698
Value Level 10	£6,500	£1,173,120	£1,207,289	£1,258,796
Value Level 11	£7,000	£1,395,217	£1,429,386	£1,480,893
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£170,492	£278,513	£441,347
Value Level 2	£4,250	£520,936	£627,921	£788,400
Value Level 3	£4,500	£865,622	£969,615	£1,126,375
Value Level 4	£4,750	£1,203,596	£1,307,589	£1,464,349
Value Level 5	£5,000	£1,541,571	£1,645,563	£1,802,324
Value Level 6	£5,250	£1,879,545	£1,983,538	£2,140,298
Value Level 7	£5,500	£2,218,466	£2,322,459	£2,479,219
Value Level 8	£5,750	£2,556,441	£2,660,434	£2,817,194
Value Level 9	£6,000	£2,894,415	£2,998,408	£3,155,168
Value Level 10	£6,500	£3,570,364	£3,674,357	£3,831,117
Value Level 11	£7,000	£4,246,313	£4,350,306	£4,507,066

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Dixon Searle Partnership (2024)

Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2e: 15 Flats PDL

Development Scenario	15 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.12
Gross Land Area (ha)	0.14

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£4,000	£4,000	£4,000
Value Level 2	£4,250	£4,250	£4,250	£4,250
Value Level 3	£4,500	£4,500	£4,500	£4,500
Value Level 4	£4,750	£4,750	£4,750	£4,750
Value Level 5	£5,000	£5,000	£5,000	£5,000
Value Level 6	£5,250	£5,250	£5,250	£5,250
Value Level 7	£5,500	£5,500	£5,500	£5,500
Value Level 8	£5,750	£5,750	£5,750	£5,750
Value Level 9	£6,000	£6,000	£6,000	£6,000
Value Level 10	£6,500	£6,500	£6,500	£6,500
Value Level 11	£7,000	£7,000	£7,000	£7,000

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	-£563,051	-£521,192	-£435,728
Value Level 2	£4,250	-£445,999	-£404,140	-£319,098
Value Level 3	£4,500	-£329,682	-£287,823	-£203,499
Value Level 4	£4,750	-£214,267	-£172,408	-£88,255
Value Level 5	£5,000	-£99,023	-£57,164	£25,310
Value Level 6	£5,250	£15,211	£54,467	£133,385
Value Level 7	£5,500	£123,589	£162,721	£240,882
Value Level 8	£5,750	£230,881	£269,206	£345,182
Value Level 9	£6,000	£335,460	£373,251	£449,226
Value Level 10	£6,500	£543,548	£581,340	£657,314
Value Level 11	£7,000	£751,637	£789,428	£865,403
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	-£4,080,079	-£3,776,751	-£3,157,452
Value Level 2	£4,250	-£3,231,877	-£2,928,549	-£2,312,303
Value Level 3	£4,500	-£2,388,998	-£2,085,670	-£1,474,629
Value Level 4	£4,750	-£1,552,660	-£1,249,331	-£639,531
Value Level 5	£5,000	-£717,561	-£414,233	£183,402
Value Level 6	£5,250	£110,226	£394,686	£966,555
Value Level 7	£5,500	£895,572	£1,179,140	£1,745,523
Value Level 8	£5,750	£1,673,048	£1,950,768	£2,501,315
Value Level 9	£6,000	£2,430,868	£2,704,719	£3,255,260
Value Level 10	£6,500	£3,938,756	£4,212,608	£4,763,148
Value Level 11	£7,000	£5,446,645	£5,720,496	£6,271,036

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	-£592,149	-£554,476	-£468,886
Value Level 2	£4,250	-£485,105	-£447,431	-£362,176
Value Level 3	£4,500	-£378,543	-£340,870	-£256,111
Value Level 4	£4,750	-£272,676	-£235,004	-£150,851
Value Level 5	£5,000	-£167,469	-£129,796	-£45,643
Value Level 6	£5,250	-£62,261	-£24,587	£55,860
Value Level 7	£5,500	£40,552	£75,882	£154,754
Value Level 8	£5,750	£139,216	£174,311	£252,403
Value Level 9	£6,000	£237,037	£271,412	£347,387
Value Level 10	£6,500	£427,368	£461,381	£537,355
Value Level 11	£7,000	£617,337	£651,349	£727,324
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	-£4,290,935	-£4,017,939	-£3,397,726
Value Level 2	£4,250	-£3,515,252	-£3,242,257	-£2,624,466
Value Level 3	£4,500	-£2,743,068	-£2,470,073	-£1,855,879
Value Level 4	£4,750	-£1,975,916	-£1,702,927	-£1,093,127
Value Level 5	£5,000	-£1,213,543	-£940,548	-£330,748
Value Level 6	£5,250	-£451,165	-£178,169	£404,782
Value Level 7	£5,500	£293,858	£549,872	£1,121,408
Value Level 8	£5,750	£1,008,815	£1,263,123	£1,829,004
Value Level 9	£6,000	£1,717,662	£1,966,756	£2,517,296
Value Level 10	£6,500	£3,096,873	£3,343,339	£3,893,879
Value Level 11	£7,000	£4,473,456	£4,719,921	£5,270,462

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2f: 15 Houses Greenfield**

Development Scenario	15 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.38
Gross Land Area (ha)	0.43

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£216,833	£286,099	£363,359
Value Level 2	£4,250	£439,858	£508,196	£585,457
Value Level 3	£4,500	£661,956	£730,294	£807,554
Value Level 4	£4,750	£884,053	£952,390	£1,029,651
Value Level 5	£5,000	£1,106,151	£1,174,488	£1,251,748
Value Level 6	£5,250	£1,328,248	£1,396,586	£1,473,847
Value Level 7	£5,500	£1,550,346	£1,619,684	£1,696,566
Value Level 8	£5,750	£1,773,443	£1,841,782	£1,918,664
Value Level 9	£6,000	£1,995,541	£2,063,880	£2,140,761
Value Level 10	£6,500	£2,439,358	£2,507,696	£2,584,956
Value Level 11	£7,000	£2,883,553	£2,951,891	£3,029,151
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£502,801	£663,418	£842,572
Value Level 2	£4,250	£1,019,961	£1,178,427	£1,357,581
Value Level 3	£4,500	£1,534,970	£1,693,435	£1,872,590
Value Level 4	£4,750	£2,049,979	£2,208,441	£2,387,597
Value Level 5	£5,000	£2,564,987	£2,723,452	£2,902,605
Value Level 6	£5,250	£3,079,995	£3,238,460	£3,417,616
Value Level 7	£5,500	£3,594,999	£3,753,468	£3,932,624
Value Level 8	£5,750	£4,110,003	£4,268,476	£4,447,632
Value Level 9	£6,000	£4,625,007	£4,783,484	£4,962,640
Value Level 10	£6,500	£5,140,011	£5,298,492	£5,477,648
Value Level 11	£7,000	£5,655,015	£5,813,500	£5,992,656

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£231,681	£294,837	£372,097
Value Level 2	£4,250	£439,262	£501,905	£579,165
Value Level 3	£4,500	£646,643	£708,973	£786,234
Value Level 4	£4,750	£854,024	£916,042	£993,303
Value Level 5	£5,000	£1,061,405	£1,123,110	£1,200,368
Value Level 6	£5,250	£1,268,786	£1,330,178	£1,407,438
Value Level 7	£5,500	£1,476,167	£1,537,246	£1,615,087
Value Level 8	£5,750	£1,683,548	£1,744,314	£1,822,155
Value Level 9	£6,000	£1,890,929	£1,951,382	£2,029,223
Value Level 10	£6,500	£2,303,456	£2,366,099	£2,443,359
Value Level 11	£7,000	£2,715,983	£2,780,816	£2,857,496
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£537,232	£683,680	£862,834
Value Level 2	£4,250	£1,018,578	£1,163,838	£1,342,992
Value Level 3	£4,500	£1,498,736	£1,643,995	£1,823,151
Value Level 4	£4,750	£1,978,895	£2,124,154	£2,303,304
Value Level 5	£5,000	£2,459,053	£2,604,312	£2,783,461
Value Level 6	£5,250	£2,939,211	£3,084,471	£3,263,620
Value Level 7	£5,500	£3,419,369	£3,564,630	£3,743,778
Value Level 8	£5,750	£3,900,527	£4,044,788	£4,223,937
Value Level 9	£6,000	£4,381,685	£4,524,947	£4,704,095
Value Level 10	£6,500	£4,862,843	£5,005,105	£5,184,254
Value Level 11	£7,000	£5,344,001	£5,485,264	£5,664,412

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£182,950	£241,537	£319,034
Value Level 2	£4,250	£375,073	£432,021	£509,281
Value Level 3	£4,500	£567,196	£622,505	£699,529
Value Level 4	£4,750	£759,319	£812,989	£889,777
Value Level 5	£5,000	£951,442	£1,003,473	£1,080,023
Value Level 6	£5,250	£1,143,565	£1,193,957	£1,270,270
Value Level 7	£5,500	£1,335,688	£1,384,441	£1,461,050
Value Level 8	£5,750	£1,527,811	£1,574,925	£1,651,297
Value Level 9	£6,000	£1,720,934	£1,765,409	£1,841,544
Value Level 10	£6,500	£2,087,330	£2,144,778	£2,222,038
Value Level 11	£7,000	£2,453,726	£2,524,147	£2,602,532
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£424,232	£560,086	£739,790
Value Level 2	£4,250	£869,734	£1,001,788	£1,180,942
Value Level 3	£4,500	£1,310,886	£1,442,490	£1,622,095
Value Level 4	£4,750	£1,752,038	£1,883,192	£2,063,248
Value Level 5	£5,000	£2,193,190	£2,323,894	£2,504,401
Value Level 6	£5,250	£2,634,342	£2,764,596	£2,945,553
Value Level 7	£5,500	£3,075,494	£3,205,298	£3,386,706
Value Level 8	£5,750	£3,516,646	£3,646,000	£3,827,858
Value Level 9	£6,000	£3,957,798	£4,086,702	£4,270,011
Value Level 10	£6,500	£4,398,950	£4,527,404	£4,711,163
Value Level 11	£7,000	£4,840,102	£4,968,106	£5,152,315

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£182,950	£241,537	£319,034
Value Level 2	£4,250	£375,073	£432,021	£509,281
Value Level 3	£4,500	£565,320	£622,268	£699,529
Value Level 4	£4,750	£755,567	£812,514	£889,774
Value Level 5	£5,000	£945,812	£1,002,760	£1,080,023
Value Level 6	£5,250	£1,136,061	£1,193,010	£1,270,270
Value Level 7	£5,500	£1,326,841	£1,383,790	£1,461,050
Value Level 8	£5,750	£1,517,088	£1,574,037	£1,651,297
Value Level 9	£6,000	£1,707,335	£1,764,284	£1,841,544
Value Level 10	£6,500	£2,087,830	£2,144,778	£2,222,038
Value Level 11	£7,000	£2,468,324	£2,525,272	£2,602,533
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£424,232	£560,086	£739,790
Value Level 2	£4,250	£869,734	£1,001,788	£1,180,942
Value Level 3	£4,500	£1,310,886	£1,442,941	£1,622,095
Value Level 4	£4,750	£1,752,039	£1,884,090	£2,063,244
Value Level 5	£5,000	£2,193,188	£2,325,241	£2,504,401
Value Level 6	£5,250	£2,634,345	£2,766,399	£2,945,553
Value Level 7	£5,500	£3,076,733	£3,208,787	£3,387,942
Value Level 8	£5,750	£3,517,886	£3,649,940	£3,829,095
Value Level 9	£6,000	£3,959,039	£4,091,093	£4,270,247
Value Level 10	£6,500	£4,841,344	£4,973,398	£5,152,553
Value Level 11	£7,000	£5,723,649	£5,855,704	£6,034,858

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£134,066	£186,947	£265,971
Value Level 2	£4,250	£310,884	£362,137	£439,397
Value Level 3	£4,500	£484,310	£535,563	£612,823
Value Level 4	£4,750	£657,736	£708,989	£786,249
Value Level 5	£5,000	£831,161	£882,414	£959,675
Value Level 6	£5,250	£1,004,588	£1,055,841	£1,133,101
Value Level 7	£5,500	£1,178,499	£1,229,753	£1,307,013
Value Level 8	£5,750	£1,351,925	£1,403,179	£1,480,439
Value Level 9	£6,000	£1,525,351	£1,576,605	£1,653,865
Value Level 10	£6,500	£1,872,203	£1,923,457	£2,000,717
Value Level 11	£7,000	£2,219,055	£2,270,309	£2,347,569
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£310,878	£433,501	£616,745
Value Level 2	£4,250	£720,889	£839,738	£1,018,893
Value Level 3	£4,500	£1,123,037	£1,241,885	£1,421,040
Value Level 4	£4,750	£1,525,184	£1,644,033	£1,823,187
Value Level 5	£5,000	£1,927,330	£2,046,177	£2,225,334
Value Level 6	£5,250	£2,329,478	£2,448,327	£2,627,482
Value Level 7	£5,500	£2,732,752	£2,851,601	£3,030,755
Value Level 8	£5,750	£3,134,899	£3,253,748	£3,432,903
Value Level 9	£6,000	£3,537,047	£3,655,895	£3,835,050
Value Level 10	£6,500	£4,341,341	£4,460,190	£4,639,344
Value Level 11	£7,000	£5,145,636	£5,264,484	£5,443,639

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Marginal viability (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2g: 15 Houses PDL**

Development Scenario	15 Houses
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.27
Gross Land Area (ha)	0.31

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£322,056	£390,394	£467,655
Value Level 2	£4,250	£544,154	£612,492	£689,752
Value Level 3	£4,500	£766,251	£834,589	£911,848
Value Level 4	£4,750	£988,346	£1,056,686	£1,133,946
Value Level 5	£5,000	£1,210,445	£1,278,783	£1,356,044
Value Level 6	£5,250	£1,432,544	£1,500,882	£1,578,142
Value Level 7	£5,500	£1,655,263	£1,723,601	£1,800,862
Value Level 8	£5,750	£1,877,361	£1,945,699	£2,022,959
Value Level 9	£6,000	£2,099,458	£2,167,796	£2,245,057
Value Level 10	£6,500	£2,543,653	£2,611,991	£2,689,252
Value Level 11	£7,000	£2,987,848	£3,056,186	£3,133,447
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£1,026,845	£1,244,735	£1,491,072
Value Level 2	£4,250	£1,734,982	£1,952,872	£2,199,209
Value Level 3	£4,500	£2,443,119	£2,661,009	£2,907,343
Value Level 4	£4,750	£3,151,248	£3,369,144	£3,615,480
Value Level 5	£5,000	£3,859,391	£4,077,279	£4,323,620
Value Level 6	£5,250	£4,567,530	£4,785,420	£5,031,757
Value Level 7	£5,500	£5,275,651	£5,493,540	£5,741,877
Value Level 8	£5,750	£5,983,787	£6,201,677	£6,450,014
Value Level 9	£6,000	£6,691,924	£6,911,814	£7,158,151
Value Level 10	£6,500	£8,110,198	£8,328,088	£8,574,425
Value Level 11	£7,000	£9,526,472	£9,744,362	£9,990,699

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£333,764	£396,407	£473,668
Value Level 2	£4,250	£540,832	£603,476	£680,736
Value Level 3	£4,500	£747,898	£810,544	£887,804
Value Level 4	£4,750	£954,967	£1,017,610	£1,094,872
Value Level 5	£5,000	£1,162,035	£1,224,680	£1,301,941
Value Level 6	£5,250	£1,369,105	£1,431,748	£1,509,009
Value Level 7	£5,500	£1,576,173	£1,639,397	£1,716,657
Value Level 8	£5,750	£1,783,222	£1,846,465	£1,923,725
Value Level 9	£6,000	£1,990,290	£2,053,533	£2,130,793
Value Level 10	£6,500	£2,405,026	£2,467,669	£2,544,930
Value Level 11	£7,000	£2,819,163	£2,881,806	£2,959,066
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£1,064,175	£1,263,907	£1,510,245
Value Level 2	£4,250	£1,724,393	£1,924,125	£2,170,462
Value Level 3	£4,500	£2,384,603	£2,584,342	£2,830,680
Value Level 4	£4,750	£3,044,823	£3,244,553	£3,490,897
Value Level 5	£5,000	£3,705,039	£3,904,777	£4,151,115
Value Level 6	£5,250	£4,365,263	£4,564,995	£4,811,332
Value Level 7	£5,500	£5,025,487	£5,225,213	£5,471,549
Value Level 8	£5,750	£5,685,711	£5,885,437	£6,131,767
Value Level 9	£6,000	£6,345,935	£6,545,661	£6,791,984
Value Level 10	£6,500	£7,668,200	£7,867,926	£8,114,269
Value Level 11	£7,000	£8,988,635	£9,188,367	£9,434,704

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£286,087	£343,036	£420,296
Value Level 2	£4,250	£476,334	£533,283	£610,543
Value Level 3	£4,500	£666,581	£723,530	£800,789
Value Level 4	£4,750	£856,827	£913,775	£991,037
Value Level 5	£5,000	£1,047,076	£1,104,024	£1,181,284
Value Level 6	£5,250	£1,237,323	£1,294,271	£1,371,531
Value Level 7	£5,500	£1,428,103	£1,485,051	£1,562,311
Value Level 8	£5,750	£1,618,350	£1,675,298	£1,752,559
Value Level 9	£6,000	£1,808,597	£1,865,545	£1,942,806
Value Level 10	£6,500	£2,189,091	£2,246,040	£2,323,300
Value Level 11	£7,000	£2,569,585	£2,626,534	£2,703,794
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£912,162	£1,093,736	£1,340,074
Value Level 2	£4,250	£1,518,747	£1,700,321	£1,946,659
Value Level 3	£4,500	£2,125,332	£2,306,906	£2,553,244
Value Level 4	£4,750	£2,731,917	£2,913,485	£3,159,829
Value Level 5	£5,000	£3,338,502	£3,520,070	£3,766,414
Value Level 6	£5,250	£3,945,087	£4,126,655	£4,372,999
Value Level 7	£5,500	£4,551,672	£4,733,240	£4,979,584
Value Level 8	£5,750	£5,158,257	£5,339,825	£5,586,169
Value Level 9	£6,000	£5,764,842	£5,946,410	£6,192,754
Value Level 10	£6,500	£6,979,711	£7,161,285	£7,407,623
Value Level 11	£7,000	£8,192,881	£8,374,455	£8,620,793

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£286,087	£343,036	£420,296
Value Level 2	£4,250	£476,334	£533,283	£610,543
Value Level 3	£4,500	£666,581	£723,530	£800,789
Value Level 4	£4,750	£856,827	£913,775	£991,037
Value Level 5	£5,000	£1,047,076	£1,104,024	£1,181,284
Value Level 6	£5,250	£1,237,323	£1,294,271	£1,371,531
Value Level 7	£5,500	£1,428,103	£1,485,051	£1,562,311
Value Level 8	£5,750	£1,618,350	£1,675,298	£1,752,559
Value Level 9	£6,000	£1,808,597	£1,865,545	£1,942,806
Value Level 10	£6,500	£2,189,091	£2,246,040	£2,323,300
Value Level 11	£7,000	£2,569,585	£2,626,534	£2,703,794
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£912,162	£1,093,736	£1,340,074
Value Level 2	£4,250	£1,518,747	£1,700,321	£1,946,659
Value Level 3	£4,500	£2,125,332	£2,306,906	£2,553,240
Value Level 4	£4,750	£2,731,912	£2,913,485	£3,159,829
Value Level 5	£5,000	£3,338,502	£3,520,076	£3,766,414
Value Level 6	£5,250	£3,945,087	£4,126,661	£4,372,999
Value Level 7	£5,500	£4,553,371	£4,734,946	£4,981,283
Value Level 8	£5,750	£5,159,956	£5,341,531	£5,587,868
Value Level 9	£6,000	£5,766,541	£5,948,116	£6,194,453
Value Level 10	£6,500	£6,979,711	£7,161,285	£7,407,623
Value Level 11	£7,000	£8,192,881	£8,374,455	£8,620,793

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£238,077	£289,664	£366,924
Value Level 2	£4,250	£411,836	£463,090	£540,350
Value Level 3	£4,500	£585,262	£636,516	£713,776
Value Level 4	£4,750	£758,688	£809,941	£887,204
Value Level 5	£5,000	£932,112	£983,368	£1,060,628
Value Level 6	£5,250	£1,105,540	£1,156,794	£1,234,054
Value Level 7	£5,500	£1,279,452	£1,330,706	£1,407,966
Value Level 8	£5,750	£1,452,878	£1,504,132	£1,581,392
Value Level 9	£6,000	£1,626,304	£1,677,558	£1,754,818
Value Level 10	£6,500	£1,973,156	£2,024,410	£2,101,670
Value Level 11	£7,000	£2,320,008	£2,371,262	£2,448,522
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£759,085	£923,566	£1,169,903
Value Level 2	£4,250	£1,313,101	£1,476,518	£1,722,855
Value Level 3	£4,500	£1,866,053	£2,029,471	£2,275,808
Value Level 4	£4,750	£2,419,006	£2,582,422	£2,828,765
Value Level 5	£5,000	£2,971,952	£3,135,376	£3,381,713
Value Level 6	£5,250	£3,524,911	£3,688,328	£3,934,665
Value Level 7	£5,500	£4,079,412	£4,242,829	£4,489,167
Value Level 8	£5,750	£4,632,365	£4,795,782	£5,042,119
Value Level 9	£6,000	£5,185,317	£5,348,734	£5,595,072
Value Level 10	£6,500	£6,291,222	£6,454,639	£6,700,977
Value Level 11	£7,000	£7,397,127	£7,560,544	£7,806,882

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2h: 30 Houses Greenfield**

Development Scenario	30 Houses
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	0.75
Gross Land Area (ha)	0.86

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£483,794	£620,471	£772,420
Value Level 2	£4,250	£913,961	£1,050,637	£1,202,585
Value Level 3	£4,500	£1,344,128	£1,480,804	£1,632,753
Value Level 4	£4,750	£1,774,295	£1,910,971	£2,062,920
Value Level 5	£5,000	£2,204,461	£2,341,138	£2,493,087
Value Level 6	£5,250	£2,634,628	£2,771,304	£2,923,253
Value Level 7	£5,500	£3,064,795	£3,201,471	£3,353,420
Value Level 8	£5,750	£3,494,961	£3,631,638	£3,783,587
Value Level 9	£6,000	£3,925,128	£4,061,804	£4,213,753
Value Level 10	£6,500	£4,786,667	£4,923,343	£5,075,292
Value Level 11	£7,000	£5,647,001	£5,783,677	£5,935,626
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£560,921	£719,386	£895,559
Value Level 2	£4,250	£1,059,665	£1,218,130	£1,394,301
Value Level 3	£4,500	£1,558,409	£1,716,874	£1,893,047
Value Level 4	£4,750	£2,057,153	£2,215,618	£2,391,791
Value Level 5	£5,000	£2,555,897	£2,714,362	£2,890,535
Value Level 6	£5,250	£3,054,641	£3,213,106	£3,389,279
Value Level 7	£5,500	£3,553,385	£3,711,850	£3,888,023
Value Level 8	£5,750	£4,052,129	£4,210,594	£4,386,767
Value Level 9	£6,000	£4,550,873	£4,709,338	£4,885,511
Value Level 10	£6,500	£5,549,759	£5,708,224	£5,884,397
Value Level 11	£7,000	£6,547,247	£6,705,712	£6,881,885

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£383,537	£508,823	£660,772
Value Level 2	£4,250	£780,498	£905,784	£1,057,733
Value Level 3	£4,500	£1,177,458	£1,302,745	£1,454,694
Value Level 4	£4,750	£1,574,419	£1,699,706	£1,851,655
Value Level 5	£5,000	£1,971,380	£2,096,667	£2,248,616
Value Level 6	£5,250	£2,368,341	£2,493,627	£2,645,577
Value Level 7	£5,500	£2,765,301	£2,890,588	£3,042,538
Value Level 8	£5,750	£3,162,262	£3,287,549	£3,439,499
Value Level 9	£6,000	£3,559,222	£3,684,510	£3,836,460
Value Level 10	£6,500	£4,354,257	£4,479,543	£4,631,493
Value Level 11	£7,000	£5,148,179	£5,273,465	£5,425,414
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£444,680	£589,940	£766,113
Value Level 2	£4,250	£904,925	£1,050,184	£1,226,357
Value Level 3	£4,500	£1,365,169	£1,510,429	£1,686,601
Value Level 4	£4,750	£1,825,413	£1,970,673	£2,146,846
Value Level 5	£5,000	£2,285,658	£2,430,918	£2,607,091
Value Level 6	£5,250	£2,745,902	£2,891,162	£3,067,335
Value Level 7	£5,500	£3,206,146	£3,351,406	£3,527,580
Value Level 8	£5,750	£3,666,390	£3,811,650	£3,987,824
Value Level 9	£6,000	£4,126,635	£4,271,894	£4,448,069
Value Level 10	£6,500	£5,048,414	£5,193,673	£5,369,846
Value Level 11	£7,000	£5,968,903	£6,114,162	£6,290,335

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£333,408	£453,000	£604,949
Value Level 2	£4,250	£713,766	£833,358	£985,307
Value Level 3	£4,500	£1,094,124	£1,213,715	£1,365,665
Value Level 4	£4,750	£1,474,482	£1,594,073	£1,746,022
Value Level 5	£5,000	£1,854,839	£1,974,431	£2,126,380
Value Level 6	£5,250	£2,235,197	£2,354,789	£2,506,738
Value Level 7	£5,500	£2,615,555	£2,735,147	£2,887,096
Value Level 8	£5,750	£2,995,913	£3,115,505	£3,267,454
Value Level 9	£6,000	£3,376,271	£3,495,863	£3,647,812
Value Level 10	£6,500	£4,138,052	£4,257,643	£4,409,593
Value Level 11	£7,000	£4,898,768	£5,018,359	£5,170,308
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£386,560	£525,217	£701,390
Value Level 2	£4,250	£827,555	£966,212	£1,142,385
Value Level 3	£4,500	£1,268,549	£1,407,206	£1,583,379
Value Level 4	£4,750	£1,709,544	£1,848,200	£2,024,374
Value Level 5	£5,000	£2,150,538	£2,289,195	£2,465,368
Value Level 6	£5,250	£2,591,533	£2,730,190	£2,906,363
Value Level 7	£5,500	£3,032,527	£3,171,184	£3,347,357
Value Level 8	£5,750	£3,473,522	£3,612,179	£3,788,352
Value Level 9	£6,000	£3,914,516	£4,053,173	£4,229,347
Value Level 10	£6,500	£4,797,741	£4,936,398	£5,112,571
Value Level 11	£7,000	£5,679,730	£5,818,387	£5,994,560

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£230,540	£339,286	£491,236
Value Level 2	£4,250	£588,219	£696,421	£848,370
Value Level 3	£4,500	£945,353	£1,053,555	£1,205,504
Value Level 4	£4,750	£1,302,487	£1,410,687	£1,562,637
Value Level 5	£5,000	£1,659,620	£1,767,823	£1,919,772
Value Level 6	£5,250	£2,016,755	£2,124,957	£2,276,906
Value Level 7	£5,500	£2,374,889	£2,483,091	£2,635,040
Value Level 8	£5,750	£2,732,023	£2,840,225	£2,992,174
Value Level 9	£6,000	£3,089,157	£3,197,359	£3,349,309
Value Level 10	£6,500	£3,803,426	£3,911,628	£4,063,577
Value Level 11	£7,000	£4,517,694	£4,625,896	£4,777,845
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£267,293	£393,376	£569,549
Value Level 2	£4,250	£681,993	£807,444	£983,617
Value Level 3	£4,500	£1,096,061	£1,221,513	£1,397,686
Value Level 4	£4,750	£1,510,130	£1,635,579	£1,811,753
Value Level 5	£5,000	£1,924,198	£2,049,650	£2,225,822
Value Level 6	£5,250	£2,338,266	£2,463,718	£2,639,891
Value Level 7	£5,500	£2,753,495	£2,878,946	£3,055,119
Value Level 8	£5,750	£3,167,563	£3,293,015	£3,469,188
Value Level 9	£6,000	£3,581,632	£3,707,083	£3,883,256
Value Level 10	£6,500	£4,409,769	£4,535,220	£4,711,393
Value Level 11	£7,000	£5,237,906	£5,363,357	£5,539,530

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£178,969	£283,463	£435,412
Value Level 2	£4,250	£521,487	£623,994	£775,943
Value Level 3	£4,500	£862,018	£964,525	£1,116,474
Value Level 4	£4,750	£1,202,549	£1,305,056	£1,457,004
Value Level 5	£5,000	£1,543,077	£1,645,587	£1,797,536
Value Level 6	£5,250	£1,883,611	£1,986,118	£2,138,067
Value Level 7	£5,500	£2,225,096	£2,327,603	£2,479,552
Value Level 8	£5,750	£2,565,627	£2,668,134	£2,820,084
Value Level 9	£6,000	£2,906,158	£3,008,665	£3,160,615
Value Level 10	£6,500	£3,587,221	£3,689,728	£3,841,677
Value Level 11	£7,000	£4,268,283	£4,370,790	£4,522,739
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£207,500	£328,653	£504,826
Value Level 2	£4,250	£604,622	£723,471	£899,644
Value Level 3	£4,500	£999,441	£1,118,290	£1,294,463
Value Level 4	£4,750	£1,394,260	£1,513,109	£1,689,280
Value Level 5	£5,000	£1,789,075	£1,907,927	£2,084,100
Value Level 6	£5,250	£2,183,897	£2,302,746	£2,478,919
Value Level 7	£5,500	£2,579,822	£2,698,670	£2,874,843
Value Level 8	£5,750	£2,974,640	£3,093,489	£3,269,662
Value Level 9	£6,000	£3,369,459	£3,488,308	£3,664,481
Value Level 10	£6,500	£4,159,096	£4,277,945	£4,454,118
Value Level 11	£7,000	£4,948,734	£5,067,582	£5,243,755

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Marginal viability (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2i: 30 Houses PDL**

Development Scenario	30 Houses
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.55
Gross Land Area (ha)	0.63

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£688,686	£825,362	£977,311
Value Level 2	£4,250	£1,118,853	£1,255,529	£1,407,477
Value Level 3	£4,500	£1,549,020	£1,685,696	£1,837,645
Value Level 4	£4,750	£1,979,186	£2,115,863	£2,267,812
Value Level 5	£5,000	£2,409,353	£2,546,029	£2,697,978
Value Level 6	£5,250	£2,839,520	£2,976,196	£3,128,145
Value Level 7	£5,500	£3,270,687	£3,407,363	£3,559,312
Value Level 8	£5,750	£3,701,854	£3,837,530	£3,989,478
Value Level 9	£6,000	£4,132,021	£4,267,697	£4,419,645
Value Level 10	£6,500	£4,991,559	£5,128,235	£5,280,184
Value Level 11	£7,000	£5,851,097	£5,988,773	£6,140,722
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£1,097,905	£1,315,795	£1,558,033
Value Level 2	£4,250	£1,783,678	£2,001,568	£2,243,805
Value Level 3	£4,500	£2,469,451	£2,687,341	£2,929,578
Value Level 4	£4,750	£3,155,224	£3,373,114	£3,615,351
Value Level 5	£5,000	£3,841,000	£4,058,887	£4,301,125
Value Level 6	£5,250	£4,526,773	£4,744,660	£4,986,898
Value Level 7	£5,500	£5,212,546	£5,430,433	£5,672,671
Value Level 8	£5,750	£5,900,320	£6,116,206	£6,358,444
Value Level 9	£6,000	£6,586,093	£6,801,979	£7,044,217
Value Level 10	£6,500	£7,957,557	£8,175,443	£8,417,681
Value Level 11	£7,000	£9,329,021	£9,546,907	£9,789,235

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£587,821	£713,107	£865,056
Value Level 2	£4,250	£984,782	£1,110,068	£1,262,017
Value Level 3	£4,500	£1,381,742	£1,507,028	£1,658,978
Value Level 4	£4,750	£1,778,703	£1,903,989	£2,055,939
Value Level 5	£5,000	£2,175,664	£2,300,950	£2,452,900
Value Level 6	£5,250	£2,572,625	£2,697,911	£2,849,861
Value Level 7	£5,500	£2,970,586	£3,095,872	£3,246,822
Value Level 8	£5,750	£3,367,547	£3,492,833	£3,643,783
Value Level 9	£6,000	£3,764,508	£3,889,794	£4,040,744
Value Level 10	£6,500	£4,558,541	£4,683,827	£4,835,776
Value Level 11	£7,000	£5,352,574	£5,477,860	£5,629,808
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£937,106	£1,136,838	£1,379,075
Value Level 2	£4,250	£1,569,942	£1,769,674	£2,011,911
Value Level 3	£4,500	£2,202,777	£2,402,509	£2,644,748
Value Level 4	£4,750	£2,835,614	£3,035,346	£3,277,584
Value Level 5	£5,000	£3,468,450	£3,668,182	£3,910,420
Value Level 6	£5,250	£4,101,286	£4,301,018	£4,543,256
Value Level 7	£5,500	£4,735,122	£4,933,854	£5,176,092
Value Level 8	£5,750	£5,368,958	£5,566,690	£5,808,928
Value Level 9	£6,000	£6,002,794	£6,200,526	£6,441,764
Value Level 10	£6,500	£7,267,239	£7,466,971	£7,709,209
Value Level 11	£7,000	£8,531,684	£8,732,416	£8,974,654

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£656,980	£537,388	£808,929
Value Level 2	£4,250	£1,037,338	£917,746	£1,189,287
Value Level 3	£4,500	£1,417,695	£1,298,104	£1,569,645
Value Level 4	£4,750	£1,798,053	£1,678,462	£1,950,002
Value Level 5	£5,000	£2,178,411	£2,058,819	£2,330,360
Value Level 6	£5,250	£2,558,769	£2,439,177	£2,710,718
Value Level 7	£5,500	£2,940,127	£2,820,535	£3,092,076
Value Level 8	£5,750	£3,320,485	£3,200,893	£3,472,434
Value Level 9	£6,000	£3,700,843	£3,581,251	£3,852,792
Value Level 10	£6,500	£4,461,624	£4,342,032	£4,613,573
Value Level 11	£7,000	£5,222,405	£5,102,813	£5,374,354
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£1,047,359	£856,706	£1,289,597
Value Level 2	£4,250	£1,653,727	£1,463,073	£1,895,964
Value Level 3	£4,500	£2,260,094	£2,069,440	£2,502,331
Value Level 4	£4,750	£2,866,462	£2,675,807	£3,108,698
Value Level 5	£5,000	£3,472,829	£3,282,174	£3,715,065
Value Level 6	£5,250	£4,079,197	£3,888,541	£4,321,432
Value Level 7	£5,500	£4,685,564	£4,494,908	£4,927,800
Value Level 8	£5,750	£5,291,931	£5,101,275	£5,534,167
Value Level 9	£6,000	£5,898,299	£5,707,642	£6,140,534
Value Level 10	£6,500	£7,112,733	£6,922,080	£7,354,971
Value Level 11	£7,000	£8,327,167	£8,136,517	£8,567,408

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£434,186	£542,388	£694,337
Value Level 2	£4,250	£791,320	£899,522	£1,051,471
Value Level 3	£4,500	£1,148,454	£1,256,656	£1,408,603
Value Level 4	£4,750	£1,505,588	£1,613,789	£1,765,739
Value Level 5	£5,000	£1,862,722	£1,970,924	£2,122,873
Value Level 6	£5,250	£2,219,856	£2,328,058	£2,480,007
Value Level 7	£5,500	£2,577,991	£2,686,193	£2,838,142
Value Level 8	£5,750	£2,935,125	£3,043,327	£3,195,276
Value Level 9	£6,000	£3,292,259	£3,400,461	£3,552,410
Value Level 10	£6,500	£4,006,527	£4,114,729	£4,266,678
Value Level 11	£7,000	£4,720,795	£4,828,997	£4,980,946
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£692,181	£864,676	£1,106,914
Value Level 2	£4,250	£1,261,525	£1,434,021	£1,676,258
Value Level 3	£4,500	£1,830,869	£2,003,365	£2,245,599
Value Level 4	£4,750	£2,400,212	£2,572,708	£2,814,947
Value Level 5	£5,000	£2,969,557	£3,142,053	£3,384,291
Value Level 6	£5,250	£3,538,901	£3,711,397	£3,953,635
Value Level 7	£5,500	£4,108,245	£4,280,741	£4,522,979
Value Level 8	£5,750	£4,677,589	£4,850,085	£5,092,323
Value Level 9	£6,000	£5,246,933	£5,419,429	£5,661,667
Value Level 10	£6,500	£6,387,217	£6,559,713	£6,801,951
Value Level 11	£7,000	£7,527,501	£7,698,401	£7,940,639

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£383,753	£383,753	£638,210
Value Level 2	£4,250	£724,284	£724,284	£978,741
Value Level 3	£4,500	£1,064,815	£1,064,815	£1,319,272
Value Level 4	£4,750	£1,405,347	£1,405,347	£1,659,802
Value Level 5	£5,000	£1,745,878	£1,745,878	£2,000,334
Value Level 6	£5,250	£2,086,409	£2,086,409	£2,340,865
Value Level 7	£5,500	£2,427,940	£2,427,940	£2,682,396
Value Level 8	£5,750	£2,768,471	£2,768,471	£3,022,927
Value Level 9	£6,000	£3,109,002	£3,109,002	£3,363,458
Value Level 10	£6,500	£3,790,018	£3,790,018	£4,044,474
Value Level 11	£7,000	£4,471,034	£4,471,034	£4,725,490
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£611,781	£611,781	£1,017,436
Value Level 2	£4,250	£1,154,656	£1,154,656	£1,560,311
Value Level 3	£4,500	£1,697,532	£1,697,532	£2,103,187
Value Level 4	£4,750	£2,240,407	£2,240,407	£2,646,062
Value Level 5	£5,000	£2,783,283	£2,783,283	£3,188,937
Value Level 6	£5,250	£3,326,158	£3,326,158	£3,731,812
Value Level 7	£5,500	£3,869,034	£3,869,034	£4,274,687
Value Level 8	£5,750	£4,411,909	£4,411,909	£4,817,562
Value Level 9	£6,000	£4,954,784	£4,954,784	£5,360,437
Value Level 10	£6,500	£5,842,058	£5,842,058	£6,447,713
Value Level 11	£7,000	£6,729,332	£6,729,332	£7,035,088

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2j: 50 Mixed Greenfield**

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	1.25
Gross Land Area (ha)	1.44

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£592,958	£797,008	£1,050,257
Value Level 2	£4,250	£1,219,687	£1,423,735	£1,676,980
Value Level 3	£4,500	£1,846,417	£2,050,467	£2,303,716
Value Level 4	£4,750	£2,473,146	£2,677,197	£2,930,446
Value Level 5	£5,000	£3,099,876	£3,303,927	£3,557,175
Value Level 6	£5,250	£3,726,606	£3,930,656	£4,183,905
Value Level 7	£5,500	£4,353,336	£4,557,386	£4,810,635
Value Level 8	£5,750	£4,980,066	£5,184,116	£5,437,365
Value Level 9	£6,000	£5,606,796	£5,810,846	£6,064,095
Value Level 10	£6,500	£6,862,009	£7,066,060	£7,319,308
Value Level 11	£7,000	£8,115,468	£8,319,519	£8,572,768
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£412,492	£554,440	£730,613
Value Level 2	£4,250	£848,478	£990,424	£1,166,595
Value Level 3	£4,500	£1,284,464	£1,426,412	£1,602,585
Value Level 4	£4,750	£1,720,450	£1,862,398	£2,038,571
Value Level 5	£5,000	£2,156,435	£2,298,384	£2,474,557
Value Level 6	£5,250	£2,592,421	£2,734,370	£2,910,542
Value Level 7	£5,500	£3,028,406	£3,170,356	£3,346,528
Value Level 8	£5,750	£3,464,392	£3,606,342	£3,782,513
Value Level 9	£6,000	£3,900,378	£4,042,328	£4,218,503
Value Level 10	£6,500	£4,773,572	£4,915,520	£5,091,693
Value Level 11	£7,000	£5,645,543	£5,787,491	£5,963,664

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£439,373	£626,879	£880,127
Value Level 2	£4,250	£1,018,680	£1,206,186	£1,459,434
Value Level 3	£4,500	£1,597,985	£1,785,488	£2,038,741
Value Level 4	£4,750	£2,177,294	£2,364,800	£2,618,049
Value Level 5	£5,000	£2,756,601	£2,944,107	£3,197,356
Value Level 6	£5,250	£3,335,908	£3,523,414	£3,776,663
Value Level 7	£5,500	£3,915,215	£4,102,721	£4,355,970
Value Level 8	£5,750	£4,494,522	£4,682,028	£4,935,277
Value Level 9	£6,000	£5,073,829	£5,261,335	£5,514,584
Value Level 10	£6,500	£6,234,066	£6,421,572	£6,674,820
Value Level 11	£7,000	£7,392,680	£7,580,186	£7,833,434
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£305,651	£436,090	£612,263
Value Level 2	£4,250	£708,647	£839,086	£1,015,258
Value Level 3	£4,500	£1,111,642	£1,242,078	£1,418,255
Value Level 4	£4,750	£1,514,639	£1,645,074	£1,821,251
Value Level 5	£5,000	£1,917,636	£2,048,070	£2,224,247
Value Level 6	£5,250	£2,320,632	£2,451,066	£2,627,244
Value Level 7	£5,500	£2,723,629	£2,854,062	£3,030,240
Value Level 8	£5,750	£3,126,625	£3,257,058	£3,433,236
Value Level 9	£6,000	£3,529,622	£3,660,054	£3,836,232
Value Level 10	£6,500	£4,336,742	£4,467,180	£4,643,353
Value Level 11	£7,000	£5,142,734	£5,273,173	£5,449,346

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£324,880	£501,357	£754,605
Value Level 2	£4,250	£879,724	£1,056,200	£1,309,449
Value Level 3	£4,500	£1,434,568	£1,611,041	£1,864,293
Value Level 4	£4,750	£1,989,412	£2,165,888	£2,419,136
Value Level 5	£5,000	£2,544,255	£2,720,732	£2,973,980
Value Level 6	£5,250	£3,099,099	£3,275,575	£3,528,824
Value Level 7	£5,500	£3,653,943	£3,830,419	£4,083,668
Value Level 8	£5,750	£4,208,787	£4,385,263	£4,638,512
Value Level 9	£6,000	£4,763,631	£4,940,107	£5,193,356
Value Level 10	£6,500	£5,874,872	£6,051,348	£6,304,597
Value Level 11	£7,000	£6,984,560	£7,161,036	£7,414,285
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£226,004	£348,770	£524,943
Value Level 2	£4,250	£611,982	£734,748	£910,921
Value Level 3	£4,500	£997,960	£1,120,724	£1,296,899
Value Level 4	£4,750	£1,383,939	£1,506,705	£1,682,878
Value Level 5	£5,000	£1,769,917	£1,892,683	£2,068,856
Value Level 6	£5,250	£2,155,895	£2,278,661	£2,454,834
Value Level 7	£5,500	£2,541,873	£2,664,639	£2,840,812
Value Level 8	£5,750	£2,927,851	£3,050,617	£3,226,790
Value Level 9	£6,000	£3,313,829	£3,436,595	£3,612,768
Value Level 10	£6,500	£4,086,868	£4,209,634	£4,385,807
Value Level 11	£7,000	£4,858,824	£4,981,590	£5,157,763

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£156,580	£319,124	£572,373
Value Level 2	£4,250	£673,766	£833,697	£1,086,946
Value Level 3	£4,500	£1,188,339	£1,348,270	£1,601,515
Value Level 4	£4,750	£1,702,907	£1,862,843	£2,116,092
Value Level 5	£5,000	£2,217,485	£2,377,416	£2,630,665
Value Level 6	£5,250	£2,732,058	£2,891,989	£3,145,238
Value Level 7	£5,500	£3,248,072	£3,408,004	£3,661,252
Value Level 8	£5,750	£3,762,645	£3,922,577	£4,175,825
Value Level 9	£6,000	£4,277,218	£4,437,150	£4,690,398
Value Level 10	£6,500	£5,306,364	£5,466,296	£5,719,544
Value Level 11	£7,000	£6,335,510	£6,495,442	£6,748,690
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£108,925	£222,000	£398,173
Value Level 2	£4,250	£468,707	£579,963	£756,136
Value Level 3	£4,500	£826,671	£937,927	£1,114,098
Value Level 4	£4,750	£1,184,631	£1,295,891	£1,472,064
Value Level 5	£5,000	£1,542,598	£1,653,855	£1,830,028
Value Level 6	£5,250	£1,900,562	£2,011,819	£2,187,992
Value Level 7	£5,500	£2,259,528	£2,370,785	£2,546,958
Value Level 8	£5,750	£2,617,492	£2,728,749	£2,904,922
Value Level 9	£6,000	£2,975,456	£3,086,713	£3,262,886
Value Level 10	£6,500	£3,691,384	£3,802,641	£3,978,813
Value Level 11	£7,000	£4,407,311	£4,518,568	£4,694,741

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£50,287	£204,430	£458,953
Value Level 2	£4,250	£539,761	£688,663	£941,911
Value Level 3	£4,500	£1,022,719	£1,171,621	£1,424,869
Value Level 4	£4,750	£1,505,677	£1,654,577	£1,907,827
Value Level 5	£5,000	£1,988,635	£2,137,537	£2,390,785
Value Level 6	£5,250	£2,471,593	£2,620,495	£2,873,743
Value Level 7	£5,500	£2,955,904	£3,104,805	£3,358,054
Value Level 8	£5,750	£3,438,862	£3,587,763	£3,841,012
Value Level 9	£6,000	£3,921,819	£4,070,721	£4,323,970
Value Level 10	£6,500	£4,887,735	£5,036,637	£5,289,886
Value Level 11	£7,000	£5,853,651	£6,002,553	£6,255,802
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£34,982	£142,212	£319,272
Value Level 2	£4,250	£375,486	£479,070	£655,243
Value Level 3	£4,500	£711,457	£815,041	£991,213
Value Level 4	£4,750	£1,047,427	£1,151,010	£1,327,184
Value Level 5	£5,000	£1,383,398	£1,486,982	£1,663,155
Value Level 6	£5,250	£1,719,369	£1,822,953	£1,999,126
Value Level 7	£5,500	£2,056,281	£2,159,865	£2,336,038
Value Level 8	£5,750	£2,392,251	£2,495,835	£2,672,008
Value Level 9	£6,000	£2,728,222	£2,831,806	£3,007,979
Value Level 10	£6,500	£3,400,164	£3,503,748	£3,679,920
Value Level 11	£7,000	£4,072,105	£4,175,689	£4,351,862

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Marginal viability (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2k: 50 Mixed PDL

Development Scenario	50 Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	0.91
Gross Land Area (ha)	1.05

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£920,857	£1,124,908	£1,378,153
Value Level 2	£4,250	£1,547,582	£1,751,637	£2,004,886
Value Level 3	£4,500	£2,174,316	£2,378,367	£2,631,615
Value Level 4	£4,750	£2,801,046	£3,005,096	£3,258,345
Value Level 5	£5,000	£3,427,775	£3,631,826	£3,885,074
Value Level 6	£5,250	£4,054,505	£4,258,556	£4,511,804
Value Level 7	£5,500	£4,681,235	£4,885,286	£5,138,534
Value Level 8	£5,750	£5,307,965	£5,512,016	£5,765,264
Value Level 9	£6,000	£5,934,695	£6,138,746	£6,391,994
Value Level 10	£6,500	£7,189,908	£7,393,959	£7,647,208
Value Level 11	£7,000	£8,443,368	£8,647,418	£8,900,667
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£880,820	£1,075,999	£1,318,233
Value Level 2	£4,250	£1,480,296	£1,675,479	£1,917,717
Value Level 3	£4,500	£2,079,781	£2,274,959	£2,517,197
Value Level 4	£4,750	£2,679,261	£2,874,440	£3,116,678
Value Level 5	£5,000	£3,278,742	£3,473,920	£3,716,158
Value Level 6	£5,250	£3,878,222	£4,073,401	£4,315,639
Value Level 7	£5,500	£4,477,703	£4,672,881	£4,915,119
Value Level 8	£5,750	£5,077,183	£5,272,362	£5,514,600
Value Level 9	£6,000	£5,676,664	£5,871,842	£6,114,080
Value Level 10	£6,500	£6,877,304	£7,072,483	£7,314,720
Value Level 11	£7,000	£8,076,265	£8,271,444	£8,513,681

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£765,878	£953,384	£1,206,632
Value Level 2	£4,250	£1,345,185	£1,532,689	£1,785,933
Value Level 3	£4,500	£1,924,492	£2,111,998	£2,365,246
Value Level 4	£4,750	£2,503,799	£2,691,305	£2,944,554
Value Level 5	£5,000	£3,083,106	£3,270,612	£3,523,861
Value Level 6	£5,250	£3,662,413	£3,849,919	£4,103,168
Value Level 7	£5,500	£4,241,720	£4,429,226	£4,682,475
Value Level 8	£5,750	£4,821,027	£5,008,533	£5,261,782
Value Level 9	£6,000	£5,400,334	£5,587,840	£5,841,089
Value Level 10	£6,500	£6,560,571	£6,748,077	£7,001,325
Value Level 11	£7,000	£7,719,185	£7,906,691	£8,159,939
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£732,579	£911,932	£1,154,170
Value Level 2	£4,250	£1,286,699	£1,466,050	£1,708,284
Value Level 3	£4,500	£1,840,818	£2,020,172	£2,262,410
Value Level 4	£4,750	£2,394,938	£2,574,292	£2,816,529
Value Level 5	£5,000	£2,949,058	£3,128,411	£3,370,649
Value Level 6	£5,250	£3,503,178	£3,682,531	£3,924,769
Value Level 7	£5,500	£4,057,298	£4,236,651	£4,478,889
Value Level 8	£5,750	£4,611,418	£4,790,771	£5,033,009
Value Level 9	£6,000	£5,165,538	£5,344,891	£5,587,129
Value Level 10	£6,500	£6,275,329	£6,454,682	£6,696,920
Value Level 11	£7,000	£7,383,568	£7,562,922	£7,805,159

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£650,003	£826,479	£1,079,728
Value Level 2	£4,250	£1,204,847	£1,381,323	£1,634,567
Value Level 3	£4,500	£1,759,691	£1,936,167	£2,189,406
Value Level 4	£4,750	£2,314,535	£2,491,011	£2,744,250
Value Level 5	£5,000	£2,869,379	£3,045,855	£3,299,103
Value Level 6	£5,250	£3,424,223	£3,600,699	£3,853,947
Value Level 7	£5,500	£3,979,067	£4,155,543	£4,408,791
Value Level 8	£5,750	£4,533,911	£4,710,387	£4,963,635
Value Level 9	£6,000	£5,088,755	£5,265,231	£5,518,479
Value Level 10	£6,500	£6,199,995	£6,376,471	£6,629,720
Value Level 11	£7,000	£7,309,683	£7,486,159	£7,739,407
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£621,742	£790,546	£1,032,783
Value Level 2	£4,250	£1,152,462	£1,321,266	£1,563,499
Value Level 3	£4,500	£1,683,177	£1,851,986	£2,094,224
Value Level 4	£4,750	£2,213,893	£2,382,706	£2,624,944
Value Level 5	£5,000	£2,744,608	£2,913,426	£3,155,664
Value Level 6	£5,250	£3,275,323	£3,444,146	£3,686,384
Value Level 7	£5,500	£3,806,038	£3,974,866	£4,217,104
Value Level 8	£5,750	£4,336,753	£4,505,586	£4,747,824
Value Level 9	£6,000	£4,867,468	£5,036,306	£5,278,544
Value Level 10	£6,500	£5,930,430	£6,099,233	£6,341,471
Value Level 11	£7,000	£6,991,870	£7,160,674	£7,402,911

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£482,469	£642,400	£895,649
Value Level 2	£4,250	£997,042	£1,156,973	£1,410,222
Value Level 3	£4,500	£1,511,613	£1,671,541	£1,924,795
Value Level 4	£4,750	£2,026,188	£2,186,119	£2,439,368
Value Level 5	£5,000	£2,540,761	£2,700,692	£2,953,941
Value Level 6	£5,250	£3,055,334	£3,215,265	£3,468,514
Value Level 7	£5,500	£3,571,348	£3,731,280	£3,984,528
Value Level 8	£5,750	£4,085,921	£4,245,853	£4,499,101
Value Level 9	£6,000	£4,600,494	£4,760,426	£5,013,674
Value Level 10	£6,500	£5,629,640	£5,789,572	£6,042,820
Value Level 11	£7,000	£6,658,786	£6,818,718	£7,071,966
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£461,492	£614,470	£856,708
Value Level 2	£4,250	£953,692	£1,106,670	£1,348,908
Value Level 3	£4,500	£1,445,891	£1,598,866	£1,841,108
Value Level 4	£4,750	£1,938,093	£2,091,071	£2,333,308
Value Level 5	£5,000	£2,430,293	£2,583,271	£2,825,509
Value Level 6	£5,250	£2,922,493	£3,075,471	£3,317,709
Value Level 7	£5,500	£3,416,072	£3,569,050	£3,811,288
Value Level 8	£5,750	£3,908,272	£4,061,250	£4,303,488
Value Level 9	£6,000	£4,400,473	£4,553,451	£4,795,688
Value Level 10	£6,500	£5,384,873	£5,537,851	£5,780,089
Value Level 11	£7,000	£6,369,274	£6,522,252	£6,764,489

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£379,150	£528,051	£781,300
Value Level 2	£4,250	£862,107	£1,011,009	£1,264,258
Value Level 3	£4,500	£1,345,065	£1,493,967	£1,747,211
Value Level 4	£4,750	£1,828,018	£1,976,925	£2,230,174
Value Level 5	£5,000	£2,310,981	£2,459,883	£2,713,132
Value Level 6	£5,250	£2,793,939	£2,942,841	£3,196,090
Value Level 7	£5,500	£3,278,250	£3,427,152	£3,680,400
Value Level 8	£5,750	£3,761,208	£3,911,110	£4,163,358
Value Level 9	£6,000	£4,244,166	£4,393,068	£4,646,316
Value Level 10	£6,500	£5,210,082	£5,358,984	£5,612,232
Value Level 11	£7,000	£6,175,998	£6,324,899	£6,578,148
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£362,665	£505,093	£747,330
Value Level 2	£4,250	£824,625	£967,052	£1,209,290
Value Level 3	£4,500	£1,286,584	£1,429,012	£1,671,245
Value Level 4	£4,750	£1,748,539	£1,890,972	£2,133,210
Value Level 5	£5,000	£2,210,504	£2,352,932	£2,595,169
Value Level 6	£5,250	£2,672,464	£2,814,891	£3,057,129
Value Level 7	£5,500	£3,135,717	£3,278,145	£3,520,383
Value Level 8	£5,750	£3,597,677	£3,740,105	£3,982,343
Value Level 9	£6,000	£4,059,637	£4,202,065	£4,444,303
Value Level 10	£6,500	£4,983,557	£5,125,984	£5,368,222
Value Level 11	£7,000	£5,907,476	£6,049,904	£6,292,142

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Dixon Searle Partnership (2024)

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 21: 50 Flats PDL**

Development Scenario	50 Flats
Typical Site Type	PDL
Site Density (dph)*	125.00
Net Land Area (ha)	0.40
Gross Land Area (ha)	0.46

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£-1,329,798	£-1,174,919	£-892,422
Value Level 2	£4,250	£-919,243	£-764,363	£-483,855
Value Level 3	£4,500	£-510,764	£-355,885	£-75,377
Value Level 4	£4,750	£-102,285	£49,322	£309,123
Value Level 5	£5,000	£284,829	£424,658	£677,906
Value Level 6	£5,250	£653,612	£793,441	£1,046,689
Value Level 7	£5,500	£1,023,429	£1,163,257	£1,416,506
Value Level 8	£5,750	£1,392,212	£1,532,040	£1,785,289
Value Level 9	£6,000	£1,760,995	£1,900,823	£2,154,072
Value Level 10	£6,500	£2,498,561	£2,638,389	£2,891,638
Value Level 11	£7,000	£3,236,127	£3,375,956	£3,629,204
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£-2,890,865	£-2,554,171	£-1,940,048
Value Level 2	£4,250	£-1,998,354	£-1,661,660	£-1,051,860
Value Level 3	£4,500	£-1,110,357	£-773,662	£-163,862
Value Level 4	£4,750	£-222,360	£107,223	£672,007
Value Level 5	£5,000	£619,194	£923,169	£1,473,709
Value Level 6	£5,250	£1,420,897	£1,724,871	£2,275,412
Value Level 7	£5,500	£2,224,845	£2,528,820	£3,079,360
Value Level 8	£5,750	£3,026,547	£3,330,522	£3,881,062
Value Level 9	£6,000	£3,828,250	£4,132,224	£4,682,765
Value Level 10	£6,500	£5,431,655	£5,735,629	£6,286,170
Value Level 11	£7,000	£7,035,060	£7,339,034	£7,889,575

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£-1,416,043	£-1,273,721	£-990,554
Value Level 2	£4,250	£-1,034,466	£-892,145	£-611,428
Value Level 3	£4,500	£-655,884	£-513,565	£-233,059
Value Level 4	£4,750	£-277,516	£-135,195	£136,275
Value Level 5	£5,000	£94,583	£227,303	£481,185
Value Level 6	£5,250	£441,050	£569,541	£822,790
Value Level 7	£5,500	£783,610	£912,101	£1,165,349
Value Level 8	£5,750	£1,125,213	£1,253,704	£1,506,952
Value Level 9	£6,000	£1,466,816	£1,595,306	£1,848,555
Value Level 10	£6,500	£2,150,021	£2,278,512	£2,531,761
Value Level 11	£7,000	£2,833,227	£2,961,718	£3,214,967
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£-3,078,354	£-2,768,960	£-2,153,379
Value Level 2	£4,250	£-2,248,840	£-1,939,446	£-1,329,191
Value Level 3	£4,500	£-1,425,835	£-1,116,445	£-506,651
Value Level 4	£4,750	£-603,296	£-293,901	£296,249
Value Level 5	£5,000	£205,615	£494,137	£1,046,054
Value Level 6	£5,250	£958,804	£1,238,133	£1,788,673
Value Level 7	£5,500	£1,703,500	£1,982,828	£2,533,368
Value Level 8	£5,750	£2,446,114	£2,725,443	£3,275,983
Value Level 9	£6,000	£3,188,729	£3,468,058	£4,018,598
Value Level 10	£6,500	£4,673,959	£4,953,287	£5,503,828
Value Level 11	£7,000	£6,159,189	£6,438,517	£6,989,058

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£-1,517,891	£-1,383,942	£-1,100,276
Value Level 2	£4,250	£-1,155,733	£-1,021,783	£-740,288
Value Level 3	£4,500	£-796,551	£-662,601	£-382,093
Value Level 4	£4,750	£-438,356	£-304,407	£-23,899
Value Level 5	£5,000	£-80,162	£50,442	£310,201
Value Level 6	£5,250	£259,405	£380,338	£633,586
Value Level 7	£5,500	£583,696	£704,629	£957,878
Value Level 8	£5,750	£907,082	£1,028,015	£1,281,263
Value Level 9	£6,000	£1,230,467	£1,351,400	£1,604,649
Value Level 10	£6,500	£1,877,238	£1,998,171	£2,251,419
Value Level 11	£7,000	£2,524,009	£2,644,942	£2,898,190
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£-3,299,763	£-3,008,569	£-2,391,905
Value Level 2	£4,250	£-2,512,463	£-2,221,268	£-1,609,321
Value Level 3	£4,500	£-1,731,632	£-1,440,437	£-830,637
Value Level 4	£4,750	£-952,949	£-661,754	£-51,953
Value Level 5	£5,000	£-174,265	£109,657	£674,350
Value Level 6	£5,250	£563,924	£826,821	£1,377,362
Value Level 7	£5,500	£1,268,905	£1,531,802	£2,082,343
Value Level 8	£5,750	£1,971,917	£2,234,814	£2,785,355
Value Level 9	£6,000	£2,674,929	£2,937,826	£3,488,366
Value Level 10	£6,500	£4,080,953	£4,343,850	£4,894,390
Value Level 11	£7,000	£5,486,976	£5,749,873	£6,300,414

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	-£1,564,686	-£1,443,294	-£1,159,160
Value Level 2	£4,250	-£1,217,329	-£1,095,938	-£813,500
Value Level 3	£4,500	-£872,395	-£751,003	-£470,495
Value Level 4	£4,750	-£529,416	-£408,024	-£127,516
Value Level 5	£5,000	-£186,437	-£65,045	£201,561
Value Level 6	£5,250	£146,804	£259,316	£512,565
Value Level 7	£5,500	£460,237	£569,832	£823,081
Value Level 8	£5,750	£769,885	£879,481	£1,132,729
Value Level 9	£6,000	£1,079,534	£1,189,129	£1,442,378
Value Level 10	£6,500	£1,698,831	£1,808,426	£2,061,675
Value Level 11	£7,000	£2,318,129	£2,427,724	£2,680,972
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	-£3,401,492	-£3,137,596	-£2,519,912
Value Level 2	£4,250	-£2,646,368	-£2,382,473	-£1,768,478
Value Level 3	£4,500	-£1,896,511	-£1,632,616	-£1,022,816
Value Level 4	£4,750	-£1,150,905	-£887,009	-£277,209
Value Level 5	£5,000	-£405,298	-£141,403	£438,176
Value Level 6	£5,250	£319,140	£563,731	£1,114,271
Value Level 7	£5,500	£1,000,515	£1,238,765	£1,789,306
Value Level 8	£5,750	£1,673,664	£1,911,914	£2,462,455
Value Level 9	£6,000	£2,346,813	£2,585,064	£3,135,604
Value Level 10	£6,500	£3,693,112	£3,931,362	£4,481,902
Value Level 11	£7,000	£5,039,410	£5,277,660	£5,828,201

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	-£1,622,630	-£1,509,610	-£1,225,028
Value Level 2	£4,250	-£1,295,114	-£1,182,094	-£899,100
Value Level 3	£4,500	-£969,474	-£856,454	-£575,617
Value Level 4	£4,750	-£646,237	-£533,217	-£252,709
Value Level 5	£5,000	-£323,328	-£210,308	£65,833
Value Level 6	£5,250	-£420	£105,596	£363,298
Value Level 7	£5,500	£300,355	£402,395	£655,643
Value Level 8	£5,750	£591,886	£693,923	£947,172
Value Level 9	£6,000	£883,414	£985,451	£1,238,700
Value Level 10	£6,500	£1,466,471	£1,568,508	£1,821,757
Value Level 11	£7,000	£2,049,528	£2,151,565	£2,404,814
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	-£3,527,457	-£3,281,761	-£2,663,105
Value Level 2	£4,250	-£2,815,466	-£2,569,770	-£1,954,566
Value Level 3	£4,500	-£2,107,552	-£1,861,857	-£1,251,341
Value Level 4	£4,750	-£1,404,862	-£1,159,167	-£549,366
Value Level 5	£5,000	-£702,887	-£457,192	£143,116
Value Level 6	£5,250	-£913	£229,557	£789,778
Value Level 7	£5,500	£652,946	£874,771	£1,425,311
Value Level 8	£5,750	£1,286,709	£1,508,528	£2,059,069
Value Level 9	£6,000	£1,920,466	£2,142,286	£2,692,826
Value Level 10	£6,500	£3,187,981	£3,409,801	£3,960,341
Value Level 11	£7,000	£4,455,496	£4,677,316	£5,227,856

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values

**Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2m: 100 Mixed Greenfield**

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	Greenfield
Site Density (dph)*	40.00
Net Land Area (ha)	2.50
Gross Land Area (ha)	3.25

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£1,067,092	£1,475,193	£1,973,298
Value Level 2	£4,250	£2,307,219	£2,715,320	£3,213,418
Value Level 3	£4,500	£3,547,347	£3,955,448	£4,453,546
Value Level 4	£4,750	£4,787,474	£5,195,576	£5,693,673
Value Level 5	£5,000	£6,027,602	£6,435,703	£6,933,801
Value Level 6	£5,250	£7,267,729	£7,675,830	£8,173,928
Value Level 7	£5,500	£8,511,330	£8,919,431	£9,417,528
Value Level 8	£5,750	£9,751,457	£10,159,558	£10,657,656
Value Level 9	£6,000	£10,991,584	£11,399,685	£11,897,782
Value Level 10	£6,500	£13,471,837	£13,879,938	£14,378,036
Value Level 11	£7,000	£15,952,091	£16,360,191	£16,858,288
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£328,336	£453,905	£607,169
Value Level 2	£4,250	£709,914	£835,483	£988,744
Value Level 3	£4,500	£1,091,491	£1,217,061	£1,370,322
Value Level 4	£4,750	£1,473,069	£1,598,639	£1,751,900
Value Level 5	£5,000	£1,854,647	£1,980,216	£2,133,477
Value Level 6	£5,250	£2,236,224	£2,361,794	£2,515,055
Value Level 7	£5,500	£2,618,811	£2,744,440	£2,897,701
Value Level 8	£5,750	£3,000,448	£3,126,018	£3,279,279
Value Level 9	£6,000	£3,382,026	£3,507,595	£3,660,856
Value Level 10	£6,500	£4,145,181	£4,270,750	£4,424,011
Value Level 11	£7,000	£4,908,336	£5,033,905	£5,187,166

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£763,294	£1,143,820	£1,641,918
Value Level 2	£4,250	£1,922,416	£2,302,946	£2,801,040
Value Level 3	£4,500	£3,081,538	£3,462,065	£3,960,162
Value Level 4	£4,750	£4,240,660	£4,621,187	£5,119,284
Value Level 5	£5,000	£5,399,782	£5,780,308	£6,278,406
Value Level 6	£5,250	£6,558,903	£6,939,429	£7,437,526
Value Level 7	£5,500	£7,721,271	£8,101,797	£8,599,895
Value Level 8	£5,750	£8,880,392	£9,260,919	£9,759,016
Value Level 9	£6,000	£10,039,514	£10,420,040	£10,918,138
Value Level 10	£6,500	£12,357,756	£12,738,283	£13,236,380
Value Level 11	£7,000	£14,675,999	£15,056,524	£15,554,622
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£234,860	£351,945	£505,206
Value Level 2	£4,250	£591,513	£708,599	£861,859
Value Level 3	£4,500	£948,165	£1,065,251	£1,218,512
Value Level 4	£4,750	£1,304,818	£1,421,904	£1,575,164
Value Level 5	£5,000	£1,661,471	£1,778,556	£1,931,817
Value Level 6	£5,250	£2,018,124	£2,135,209	£2,288,470
Value Level 7	£5,500	£2,375,776	£2,492,861	£2,646,121
Value Level 8	£5,750	£2,732,428	£2,849,513	£3,002,774
Value Level 9	£6,000	£3,089,081	£3,206,166	£3,359,427
Value Level 10	£6,500	£3,802,387	£3,919,472	£4,072,732
Value Level 11	£7,000	£4,515,692	£4,632,777	£4,786,037

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£459,496	£812,448	£1,310,546
Value Level 2	£4,250	£1,537,612	£1,890,565	£2,388,663
Value Level 3	£4,500	£2,615,732	£2,968,681	£3,466,779
Value Level 4	£4,750	£3,693,845	£4,046,797	£4,544,895
Value Level 5	£5,000	£4,771,961	£5,124,914	£5,623,011
Value Level 6	£5,250	£5,850,077	£6,203,029	£6,701,126
Value Level 7	£5,500	£6,931,212	£7,284,164	£7,782,261
Value Level 8	£5,750	£8,009,328	£8,362,279	£8,860,377
Value Level 9	£6,000	£9,087,443	£9,440,395	£9,938,493
Value Level 10	£6,500	£11,243,675	£11,596,626	£12,094,724
Value Level 11	£7,000	£13,399,906	£13,752,857	£14,250,955
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£141,383	£249,984	£403,245
Value Level 2	£4,250	£473,111	£581,712	£734,973
Value Level 3	£4,500	£804,841	£913,440	£1,066,701
Value Level 4	£4,750	£1,136,568	£1,245,168	£1,398,429
Value Level 5	£5,000	£1,468,296	£1,576,896	£1,730,157
Value Level 6	£5,250	£1,800,024	£1,908,624	£2,061,885
Value Level 7	£5,500	£2,132,681	£2,241,281	£2,394,542
Value Level 8	£5,750	£2,464,409	£2,573,009	£2,726,270
Value Level 9	£6,000	£2,796,136	£2,904,737	£3,057,998
Value Level 10	£6,500	£3,459,592	£3,568,193	£3,721,453
Value Level 11	£7,000	£4,123,048	£4,231,648	£4,384,909

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£239,025	£564,710	£1,062,808
Value Level 2	£4,250	£1,263,580	£1,588,958	£2,087,056
Value Level 3	£4,500	£2,287,834	£2,613,207	£3,111,305
Value Level 4	£4,750	£3,312,077	£3,637,455	£4,135,553
Value Level 5	£5,000	£4,336,325	£4,661,703	£5,159,801
Value Level 6	£5,250	£5,360,573	£5,685,951	£6,184,048
Value Level 7	£5,500	£6,387,690	£6,713,067	£7,211,164
Value Level 8	£5,750	£7,411,937	£7,737,314	£8,235,412
Value Level 9	£6,000	£8,436,184	£8,761,562	£9,259,660
Value Level 10	£6,500	£10,484,680	£10,810,057	£11,308,155
Value Level 11	£7,000	£12,533,175	£12,858,552	£13,356,650
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£73,546	£173,757	£327,018
Value Level 2	£4,250	£388,794	£488,910	£642,171
Value Level 3	£4,500	£703,949	£804,064	£957,324
Value Level 4	£4,750	£1,019,101	£1,119,217	£1,272,478
Value Level 5	£5,000	£1,334,254	£1,434,370	£1,587,631
Value Level 6	£5,250	£1,649,407	£1,749,523	£1,902,784
Value Level 7	£5,500	£1,965,443	£2,065,559	£2,218,820
Value Level 8	£5,750	£2,280,596	£2,380,712	£2,533,973
Value Level 9	£6,000	£2,595,749	£2,695,865	£2,849,126
Value Level 10	£6,500	£3,226,055	£3,326,171	£3,479,432
Value Level 11	£7,000	£3,856,361	£3,956,478	£4,109,738

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	-£26,359	£282,398	£780,496
Value Level 2	£4,250	£937,879	£1,235,683	£1,733,781
Value Level 3	£4,500	£1,891,164	£2,188,967	£2,687,065
Value Level 4	£4,750	£2,844,449	£3,142,252	£3,640,350
Value Level 5	£5,000	£3,797,733	£4,095,537	£4,593,635
Value Level 6	£5,250	£4,751,018	£5,048,821	£5,546,918
Value Level 7	£5,500	£5,706,972	£6,004,775	£6,502,872
Value Level 8	£5,750	£6,660,255	£6,958,058	£7,456,156
Value Level 9	£6,000	£7,613,539	£7,911,343	£8,409,440
Value Level 10	£6,500	£9,520,108	£9,817,911	£10,316,008
Value Level 11	£7,000	£11,426,676	£11,724,479	£12,222,577
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	-£8,110	£86,892	£240,153
Value Level 2	£4,250	£288,578	£380,210	£533,471
Value Level 3	£4,500	£581,897	£673,528	£826,789
Value Level 4	£4,750	£875,215	£966,847	£1,120,108
Value Level 5	£5,000	£1,168,533	£1,260,165	£1,413,426
Value Level 6	£5,250	£1,461,852	£1,553,483	£1,706,744
Value Level 7	£5,500	£1,755,991	£1,847,623	£2,000,884
Value Level 8	£5,750	£2,049,309	£2,140,941	£2,294,202
Value Level 9	£6,000	£2,342,627	£2,434,259	£2,587,520
Value Level 10	£6,500	£2,929,264	£3,020,896	£3,174,156
Value Level 11	£7,000	£3,515,900	£3,607,532	£3,760,793

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£150,000/ha)
Potential/marginal viability (GF Only)	Viability Test 2 (RLV £150,000 to £250,000/ha)
Marginal viability (GF Only)	Viability Test 3 (RLV £250,000 to £500,000/ha)
Indicative positive viability	Viability Test 4 (RLV >£500,000)

BLV Notes:

EUUV+ £/ha	Notes
£150,000	Greenfield Enhancement - reflecting larger scale development
£250,000	
£500,000	Greenfield Enhancement (Upper) - reflecting smaller scale development

Dixon Searle Partnership (2024)

Winchester City Council - Local Plan & Community Infrastructure Levy (CIL) - Viability Assessment - Appendix 2
Residential Indications: Table 2n: 100 Mixed PDL

Development Scenario	100 Mixed (Houses/ Flats)
Typical Site Type	PDL
Site Density (dph)*	55.00
Net Land Area (ha)	1.82
Gross Land Area (ha)	2.36

*based on residential net developable area

20% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£1,769,150	£2,177,263	-£2,675,349
Value Level 2	£4,250	£3,009,278	£3,417,379	£3,915,477
Value Level 3	£4,500	£4,249,405	£4,657,506	£5,155,604
Value Level 4	£4,750	£5,489,533	£5,897,634	£6,395,732
Value Level 5	£5,000	£6,729,660	£7,137,761	£7,635,859
Value Level 6	£5,250	£7,969,787	£8,377,888	£8,875,986
Value Level 7	£5,500	£9,213,388	£9,621,489	£10,119,587
Value Level 8	£5,750	£10,453,515	£10,861,616	£11,359,713
Value Level 9	£6,000	£11,693,642	£12,101,743	£12,599,840
Value Level 10	£6,500	£14,173,895	£14,581,996	£15,080,093
Value Level 11	£7,000	£16,654,148	£17,062,249	£17,560,346
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£748,487	£921,150	-£1,131,878
Value Level 2	£4,250	£1,273,156	£1,445,814	£1,656,548
Value Level 3	£4,500	£1,797,825	£1,970,483	£2,181,217
Value Level 4	£4,750	£2,322,495	£2,495,153	£2,705,886
Value Level 5	£5,000	£2,847,164	£3,019,822	£3,230,556
Value Level 6	£5,250	£3,371,833	£3,544,491	£3,755,225
Value Level 7	£5,500	£3,897,972	£4,070,630	£4,281,364
Value Level 8	£5,750	£4,422,641	£4,595,299	£4,806,032
Value Level 9	£6,000	£4,947,310	£5,119,968	£5,330,702
Value Level 10	£6,500	£5,996,648	£6,169,306	£6,380,039
Value Level 11	£7,000	£7,045,986	£7,218,644	£7,429,377

25% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£1,465,021	£1,845,548	£2,343,646
Value Level 2	£4,250	£2,624,143	£3,004,670	£3,502,768
Value Level 3	£4,500	£3,783,265	£4,163,792	£4,661,890
Value Level 4	£4,750	£4,942,387	£5,322,914	£5,821,011
Value Level 5	£5,000	£6,101,508	£6,482,035	£6,980,132
Value Level 6	£5,250	£7,260,630	£7,641,156	£8,139,253
Value Level 7	£5,500	£8,422,998	£8,803,524	£9,301,622
Value Level 8	£5,750	£9,582,119	£9,962,646	£10,460,743
Value Level 9	£6,000	£10,741,240	£11,121,767	£11,619,864
Value Level 10	£6,500	£13,059,483	£13,440,009	£13,938,106
Value Level 11	£7,000	£15,377,725	£15,758,251	£16,256,348
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£619,817	£780,809	£991,542
Value Level 2	£4,250	£1,110,214	£1,271,207	£1,481,940
Value Level 3	£4,500	£1,600,612	£1,761,604	£1,972,338
Value Level 4	£4,750	£2,091,010	£2,252,002	£2,462,735
Value Level 5	£5,000	£2,581,407	£2,742,399	£2,953,133
Value Level 6	£5,250	£3,071,805	£3,232,797	£3,443,530
Value Level 7	£5,500	£3,563,576	£3,724,568	£3,935,302
Value Level 8	£5,750	£4,053,973	£4,214,965	£4,425,699
Value Level 9	£6,000	£4,544,371	£4,705,363	£4,916,096
Value Level 10	£6,500	£5,525,166	£5,686,158	£5,896,891
Value Level 11	£7,000	£6,505,960	£6,666,952	£6,877,686

30% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
		Residual Land Value (£)		
Value Level 1	£4,000	£1,160,892	£1,513,845	£2,011,943
Value Level 2	£4,250	£2,239,009	£2,591,964	£3,090,059
Value Level 3	£4,500	£3,317,125	£3,670,077	£4,168,175
Value Level 4	£4,750	£4,395,241	£4,748,194	£5,246,291
Value Level 5	£5,000	£5,473,357	£5,826,308	£6,324,405
Value Level 6	£5,250	£6,551,472	£6,904,424	£7,402,521
Value Level 7	£5,500	£7,632,607	£7,985,559	£8,483,657
Value Level 8	£5,750	£8,710,723	£9,063,675	£9,561,773
Value Level 9	£6,000	£9,788,839	£10,141,791	£10,639,888
Value Level 10	£6,500	£11,945,070	£12,298,022	£12,796,119
Value Level 11	£7,000	£14,101,301	£14,454,252	£14,952,349
		Residual Land Value (£ per hectare)		
Value Level 1	£4,000	£491,147	£640,473	£851,206
Value Level 2	£4,250	£947,273	£1,096,600	£1,307,333
Value Level 3	£4,500	£1,403,399	£1,552,725	£1,763,459
Value Level 4	£4,750	£1,859,525	£2,008,851	£2,219,585
Value Level 5	£5,000	£2,315,651	£2,464,977	£2,675,710
Value Level 6	£5,250	£2,771,777	£2,921,102	£3,131,836
Value Level 7	£5,500	£3,229,180	£3,378,506	£3,589,239
Value Level 8	£5,750	£3,685,306	£3,834,632	£4,045,365
Value Level 9	£6,000	£4,141,432	£4,290,758	£4,501,491
Value Level 10	£6,500	£5,053,683	£5,203,009	£5,413,743
Value Level 11	£7,000	£5,965,935	£6,115,260	£6,325,994

35% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£935,149	£1,260,527	£1,758,625
Value Level 2	£4,250	£1,959,398	£2,284,780	£2,782,874
Value Level 3	£4,500	£2,983,646	£3,309,024	£3,807,122
Value Level 4	£4,750	£4,007,894	£4,333,272	£4,831,369
Value Level 5	£5,000	£5,032,142	£5,357,519	£5,855,616
Value Level 6	£5,250	£6,056,389	£6,381,766	£6,879,864
Value Level 7	£5,500	£7,083,505	£7,408,883	£7,906,981
Value Level 8	£5,750	£8,107,753	£8,433,131	£8,931,229
Value Level 9	£6,000	£9,132,001	£9,457,379	£9,955,476
Value Level 10	£6,500	£11,180,496	£11,505,874	£12,003,971
Value Level 11	£7,000	£13,228,991	£13,554,368	£14,052,465
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£395,640	£533,300	£744,034
Value Level 2	£4,250	£828,976	£966,638	£1,177,370
Value Level 3	£4,500	£1,262,312	£1,399,972	£1,610,705
Value Level 4	£4,750	£1,695,648	£1,833,307	£2,044,041
Value Level 5	£5,000	£2,128,983	£2,266,643	£2,477,376
Value Level 6	£5,250	£2,562,318	£2,699,978	£2,910,712
Value Level 7	£5,500	£2,996,668	£3,134,527	£3,345,261
Value Level 8	£5,750	£3,430,203	£3,567,863	£3,778,597
Value Level 9	£6,000	£3,863,539	£4,001,199	£4,211,932
Value Level 10	£6,500	£4,730,210	£4,867,870	£5,078,603
Value Level 11	£7,000	£5,596,881	£5,734,540	£5,945,274

40% AH		Itchen Catchment Area		East Hampshire Catchment Area
		£11,250 per dwelling		£5,365 per dwelling
		CIL Test £ per sq. m.		CIL Test £ per sq. m.
		Indexed Rate £192.91 [Zone 2]	Indexed Rate £128.61 [Zone3]	Indexed Rate £128.61 [Zone3]
Residual Land Value (£)				
Value Level 1	£4,000	£677,679	£975,483	£1,473,581
Value Level 2	£4,250	£1,630,964	£1,928,768	£2,426,866
Value Level 3	£4,500	£2,584,258	£2,882,052	£3,380,150
Value Level 4	£4,750	£3,537,534	£3,835,337	£4,333,435
Value Level 5	£5,000	£4,490,818	£4,788,620	£5,286,717
Value Level 6	£5,250	£5,444,101	£5,741,904	£6,240,001
Value Level 7	£5,500	£6,400,055	£6,697,858	£7,195,956
Value Level 8	£5,750	£7,353,339	£7,651,143	£8,149,240
Value Level 9	£6,000	£8,306,624	£8,604,427	£9,102,524
Value Level 10	£6,500	£10,213,192	£10,510,995	£11,009,092
Value Level 11	£7,000	£12,119,759	£12,417,563	£12,915,660
Residual Land Value (£ per hectare)				
Value Level 1	£4,000	£286,710	£412,704	£623,438
Value Level 2	£4,250	£690,023	£816,017	£1,026,751
Value Level 3	£4,500	£1,093,340	£1,219,330	£1,430,064
Value Level 4	£4,750	£1,496,649	£1,622,643	£1,833,376
Value Level 5	£5,000	£1,899,962	£2,025,955	£2,236,688
Value Level 6	£5,250	£2,303,274	£2,429,267	£2,640,000
Value Level 7	£5,500	£2,707,716	£2,833,709	£3,044,443
Value Level 8	£5,750	£3,111,028	£3,237,022	£3,447,755
Value Level 9	£6,000	£3,514,341	£3,640,335	£3,851,068
Value Level 10	£6,500	£4,320,966	£4,446,959	£4,657,693
Value Level 11	£7,000	£5,127,591	£5,253,584	£5,464,318

Key:

Indicative non-viability	RLV beneath Viability Test 1 (RLV <£500,000/ha)
Potential viability on lower PDL	Viability Test 2 (RLV £500,000 to £1,000,000/ha)
Viable indications - Medium value PDL	Viability Test 3 (RLV £1,000,000 to £2,000,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 4 (RLV £2,000,000 to £2,500,000/ha)
Viability indications - Medium to higher value PDL	Viability Test 5 (RLV £2,500,000 to £3,000,000/ha)
Viability indications - higher value PDL	Viability Test 6 (RLV >£3,000,000/h to £4,000,000/ha+)

BLV Notes:

EUUV+ £/ha	Notes
£500,000	Garden / amenity land, low-grade PDL (e.g. former community uses, yards, workshops, former industrial etc.)
£1,000,000	
£2,000,000	PDL - industrial/commercial
£2,500,000	
£3,000,000	Upper PDL/residential land values
£4,000,000	

Dixon Searle Partnership (2024)